

LANDMARK SURVEYS

727 Cambridge Road
Coshocton, Ohio 43812

EARL R. DONAKER, P.S.

(614) 623-0993
1-800-842-3264

J.J. DETWEILER ENTERPRISES, INC. 5.415 Acres

TRACT 23

Being 5.415 acres, more or less, in Lot 38, part of parcel 42-40-03-10-001 in the third quarter of township 3 north, range 5 west, United States Military Lands, in the township of Monroe, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at a 5/8" steel pin found at the northeast corner of Lot 37; thence, along the Lot line the following 2 courses:

1. thence, N.02°32'33"E. 84.04' to a 5/8" steel pin found;
2. thence, continuing N.02°32'33"E. 49.95' to a point in the centerline of McCort Road, TR 170;

thence, along the centerline of McCort Road, TR 170, the following 2 courses:

1. thence, N.32°24'00"W. 212.25' to a point;
2. thence, N.34°10'00"W. 357.61' to a point, said point being the TRUE POINT OF BEGINNING;

thence, through the property of J.J. Detweiler Enterprises, Inc., 1094-385, the following 4 courses:

1. thence, S.84°30'58"W. 24.98' to a 5/8" steel pin set;
2. thence, continuing S.84°30'58"W. 658.51' to a 5/8" steel pin set;
3. thence, N.09°11'44"W. 200.07' to a 5/8" steel pin set;
4. thence, continuing N.09°11'44"W. 200.07' to a 5/8" steel pin set;

thence, along the property line of David L. & Sara E. Klein, 1071-76, the following 2 courses:

1. thence, N.79°19'16"E. 387.30' to a 5/8" steel pin set;
2. thence, continuing N.79°19'16"E. 25.97' to a point in the centerline of McCort Road, TR 170;

thence, along the centerline of McCort Road, TR 170, the following 3 courses:

1. thence, S.43°00'00"E. 201.00' to a point;
2. thence, S.39°20'00"E. 231.00' to a point;
3. thence, S.34°10'00"E. 97.39' to the TRUE POINT OF BEGINNING, containing 5.415 acres, more or less, including public road right-of-way and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

60' EASEMENT:

Granting to the grantee, grantee's heirs and assigns and reserving to the grantor, grantor's heirs and assigns, a 60' non-exclusive easement to be used in common with others, for ingress, egress and regress, to and from the above described 5.415 acres, Tract 23, to McCort Road, TR 170, the said easement being further described as follows:

Being a 60' non-exclusive easement running through lot 38, in the third quarter of township 3 north, range 5 west, United States Military Lands, in the township of Monroe, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at a 5/8" steel pin found at the northeast corner of Lot 37; thence, along the Lot line, N.02°32'33"E. 133.99' to a point in McCort Road, TR 170;

thence, along the centerline of McCort Road, TR 170, N.32°24'00"W. 212.25' to a point, said point being the TRUE POINT OF BEGINNING of the EASEMENT;

thence, through the property of J.J. Detweiler Enterprises, Inc., 1094-385, the following 4 courses:

1. thence, S.77°57'53"W. 26.64' to a 5/8" steel pin set;
2. thence, S.64°23'03"W. 291.72' to a 5/8" steel pin set;
3. thence, N.61°11'59"W. 111.03' to a point;
4. thence, N.29°44'15"W. 388.96' to a point on the south line of Tract 23, said point being the TRUE POINT OF ENDING, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Bearings are based on Oeed Book 931, page 187, and are for angular calculations only. N.01°19'58"E. All 5/8" steel pins set are 30" long.

Pertinent documents: tax maps: 42-40, 42-70, 02-60; deeds: 438-599, 1024-45, 754-84, 605-149, 819-129, S14-524, 1063-341, 1041-185, 931-187, 892-169, 1071-76, 1073-618, 1094-385; surveys by: Jerry Lee Gamble, W.J. Biedenbach, Joseph T. Spilker, Earl R. Donaker.

Prior deed: 1094-385.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of August, in the year of our Lord one thousand nine hundred and ninety-four.

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

727 Cambridge Road
Coshocton, Ohio 43812



LANDMARK SURVEYS

EARL R. DONAKER, P.S.

(614) 623-0993
1-800-842-3264

J. J. DETWEILER ENTERPRISES, INC.

60' EASEMENT:

Granting to the grantee, grantee's heirs and assigns and reserving to the grantor, grantor's heirs and assigns, a 60' non-exclusive easement to be used in common with others, for ingress, egress and regress, to and from the above described tract to McCort Road, TR 170 and to SR 93, the said easement being further described as follows:

Being a 60' non-exclusive easement running through lots 38, 37 and 36, in the third quarter of township 3 north, range 5 west, United States Military Lands, in the township of Monroe, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at a 5/8" steel pin found at the northeast corner of Lot 37;

thence, along the Lot line, N.02°32'33"E. 133.99' to a point in McCort Road, TR 170;

thence, along the centerline of McCort Road, TR 170, N.32°24'00"W. 212.25' to a point, said point being the TRUE POINT OF BEGINNING of the EASEMENT;

thence, through the property of J. J. Detweiler Enterprises, Inc., 1094-385, the following 21 courses:

1. thence, S.77°57'53"W. 26.64' to a 5/8" steel pin set;
2. thence, S.64°23'03"W. 291.72' to a 5/8" steel pin set;
3. thence, N.61°11'59"W. 331.12' to a 5/8" steel pin set;
4. thence, S.64°50'30"W. 276.30' to a 5/8" steel pin set;
5. thence, S.23°09'26"W. 249.26' to a 5/8" steel pin set;
6. thence, S.42°52'28"E. 146.06' to a 5/8" steel pin set;
7. thence, S.01°50'47"W. 322.22' to a 5/8" steel pin set;
8. thence, S.51°16'44"E. 321.44' to a 5/8" steel pin set;
9. thence, S.35°36'44"E. 385.96' to a 5/8" steel pin set;
10. thence, S.17°49'02"E. 142.91' to a 5/8" steel pin set;
11. thence, S.72°27'09"E. 291.51' to a 5/8" steel pin set;
12. thence, S.14°53'21"E. 156.79' to a 5/8" steel pin set;
13. thence, S.38°23'02"W. 287.32' to a point;
14. thence, S.21°39'23"W. 114.79' to a 5/8" steel pin set;
15. thence, S.41°08'12"W. 241.97' to a 5/8" steel pin set;
16. thence, S.05°39'30"E. 311.62' to a 5/8" steel pin set;
17. thence, S.05°23'01"W. 163.29' to a 5/8" steel pin set;
18. thence, S.32°46'47"E. 129.14' to a 5/8" steel pin set;
19. thence, S.01°21'31"W. 345.07' to a 5/8" steel pin set;
20. thence, S.27°10'33"E. 197.77' to a 5/8" steel pin set;
21. thence, continuing S.27°10'33"E. 23.24' to the TRUE POINT OF ENDING, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Bearings are based on Deed Book 931, page 187, and are for angular calculations only. N.01°19'58"E. All 5/8" steel pins set are 30" long.

Pertinent documents: tax maps: 42-40, 42-70, 02-60; deeds: 438-599, 1024-45, 754-84, 605-149, 819-129, 514-524, 1063-341, 1041-185, 931-187, 892-169, 1071-76, 1073-618, 1094-385; surveys by: Jerry Lee Gamble, W.J. Biedenbach, Joseph T. Spilker, Earl R. Donaker.

Prior deed: 1094-385.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of August, in the year of our Lord one thousand nine hundred and ninety-four.

**OFFICE COPY
NOT RECORDABLE**

1:50,000 SCALE
 1" = 200' HORIZONTAL
 1" = 40' VERTICAL

1-800-842-9264
 EARL R. DONAHER, P.S.

CONTRACTOR: OFFIC 48812
 JERRY M. SHERFICK
 8/19/25

OFFSET PLUS NOT OTHERWISE MARKED ARE 20.00'

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LINE	READING	STATION
1	172.80	51.00
2	172.80	51.00
3	172.80	51.00

Particulars (Reference to map):
 42-03-03-36-37
 42-03-03-36-37
 42-03-03-36-37

Dracis: 42-03-03-36-37
 42-03-03-36-37
 42-03-03-36-37

Survey by Jerry Lee Donaher, P.S.
 Elizabeth, John T. Donaher
 Earl R. Donaher

Boundaries are based on D.P. 21-7107
 M.O.P. 58'E, and are for right-of-way
 center of road shown.

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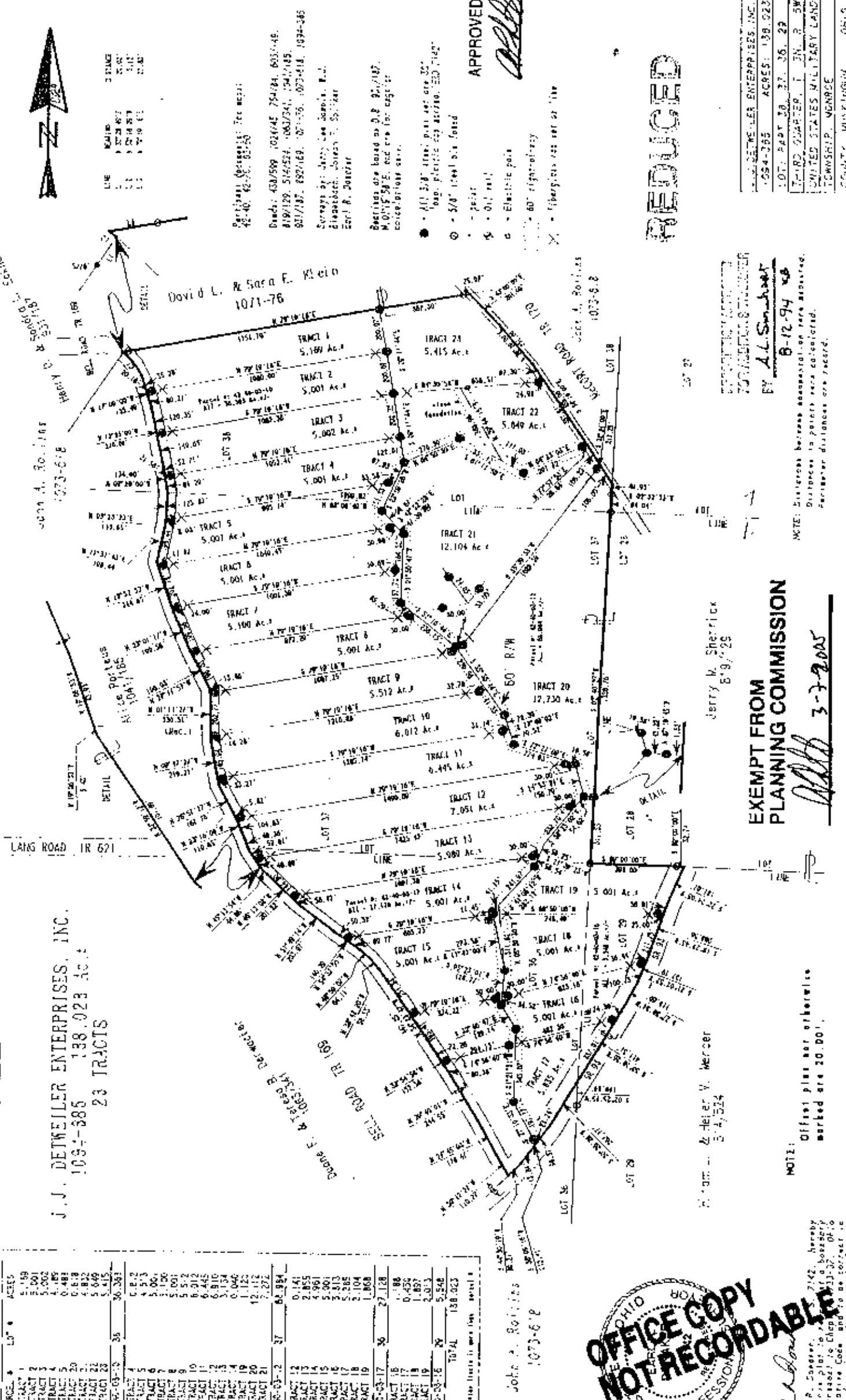
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TRACT 5	5.001
TRACT 6	5.001
TRACT 7	5.001
TRACT 8	5.001
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TRACT 12	5.001
TRACT 13	5.001
TRACT 14	5.001
TRACT 15	5.001
TRACT 16	5.001
TRACT 17	5.001
TRACT 18	5.001
TRACT 19	5.001
TRACT 20	5.001
TRACT 21	5.001
TRACT 22	5.001
TRACT 23	5.001
TOTAL	138.023

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